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IL 71 RESISTORS'
EXHIBIT 3.26

**SELF - CONTAINED
APPRAISAL REPORT**

FOR

**FIRST NATIONAL BANK OF OTTAWA
%MR. JOACHIM BROWN, PRESIDENT
701 LA SALLE STREET
OTTAWA, IL 61350
AND
JERRY HALTERMAN & DAN REYNOLDS**

OF

**168.19 ACRES OF UNIMPROVED LAND
LOCATED IN PART OF SECTION 32 & 33
RUTLAND TOWNSHIP, LASALLE CO., IL**

APPRAISED BY

**McCONVILLE APPRAISAL SERVICES
Dale J. McConville, SRA, CRA, CIAO
IL Certified General Real Estate Appraiser
Certification Number 153.0000195
1618 Columbus Street
Ottawa, IL 61350
PH: 815-434-7777, FAX: 815-434-7780**

FILE NUMBER 06-9596

McCONVILLE

Appraisal Services



Dale J. McConville
SBA, CRA, CIAO

August 14, 2006

RESIDENTIAL

AGRICULTURAL

COMMERCIAL

INDUSTRIAL

First National Bank of Ottawa
%Mr. Joachim Brown, President
701 LaSalle Street
Ottawa, IL 61350

RE: Appraisal of 168.19 MOL, Unimproved Acres of Farmland in Part of Section 32 & 33,
Rutland Township, LaSalle County, Illinois.

Dear Mr. Brown:

McConville Appraisal Services has prepared a complete appraisal of the above referenced property. The enclosed document communicates the salient data and conclusions of the appraisal in a summary report format. The purpose of the appraisal is to estimate the market value of the fee simple estate of the subject property.

MARKET VALUE, as defined by Title XI of the Federal Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA), and the Uniform Standards of Professional Appraisal Practice, 2003 Edition, is as follows:

"the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;

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National Association
Member of Review Appraisers

- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

FEE SIMPLE ESTATE is defined by The Dictionary of Real Estate Appraisal, 4th Ed., as:

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the government powers of taxation, eminent domain, police power, and escheat."

The conclusions reached in the analysis are subject to the assumptions and limiting conditions set forth in the report.

In my opinion, the market value of the fee simple estate, as of August 11, 2006, is:

**FIVE MILLION EIGHT HUNDRED EIGHTY SEVEN THOUSAND DOLLARS
(\$5,887,000)**

Respectfully Submitted,

COPY

Dale J. McConville, SRA, CRA, CIAO
IL Certified General Real Estate Appraiser
Certification Number 153.0000195
Expiration Date 09/30/07

CERTIFICATION

The undersigned appraiser hereby certifies and agrees that:

1. The appraiser has no present or contemplated future interest in the property appraised; and neither the employment to make the appraisal nor the compensation for it is contingent upon the appraised value of the property.
2. The appraiser has no personal interest or bias with respect to the subject matter of the appraisal report of the participants to the sale, if any. the "Estimate of Market Value" in the appraisal report is not based in whole or in part upon the race, color, or natural origin of the present or prospective owners of the property.
3. The appraiser has personally inspected the subject property and has made an investigation of all the comparable sales listed in the report. To the best of the appraiser's knowledge and belief, all statements and information in this report are true and correct and the appraiser has not knowingly withheld any significant information.
4. All contingent and limiting conditions are contained herein, as imposed by the terms of the assignment or by the undersigned, affecting the analysis, opinions and conclusions contained in the report.
5. All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the appraiser whose signature appears on the report. No change of any item in the appraisal report shall be made by anyone other than the appraiser and the appraiser shall have no responsibility for any such unauthorized changes.
6. The APPRAISAL INSTITUTE conducts a voluntary program of continuing education for its designated members. MAI'S, SRPA'S and SRA'S who meet the standards of this program are awarded periodic educational certification. As of the date of this report, the undersigned appraiser, Dale J. McConville, SRA, CRA, CIAO, has completed the requirements of the continuing education program of the Appraisal Institute.
7. To the best of the appraiser's knowledge and belief, all of the information, analysis and conclusions in this report have been prepared in compliance with, and are subject to the code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute, as well as those of the Appraisal Institute and its preceding organizations; The American Institute of Real Estate Appraiser, and the Society of Real Estate Appraisers.

CERTIFICATION CONT.

8. This appraisal has been prepared to conform with the Uniform Standards of Professional Practice (USPAP), adopted by the Appraisal Standards Board of the Appraisal Foundation, except the Departure Provision.
9. The appraiser has disclosed within this appraisal report, all steps taken that were necessary or appropriate to comply with the Competency Provision of the USPAP.
10. The acceptance of this appraisal assignment by the appraiser, was not based on a requested minimum valuation, or an approval of any loan request.
11. That the estimated marketing time for the subject property is considered to be less than twelve months, based on the marketing time for similar properties in the area, including the comparable sales listed in this report.
12. That the undersigned, Dale J. McConville, SRA, CRA, CIAO, is an Illinois Certified General Real Estate Appraiser, holding Certificate Number 153.0000195.
13. As of the date of this report, Dale J. McConville, SRA, CRA, CIAO, has completed the requirements under the continuing education program of the Appraisal Institute.
14. That the fair market value of the subject property, as of August 11, 2006, subject to all of the Contingent and Limiting Conditions contained herein, is:

**FIVE MILLION EIGHT HUNDRED EIGHTY SEVEN THOUSAND DOLLARS
(\$5,887,000)**

Respectfully Submitted,

COPY

Dale J. McConville, SRA, CRA, CIAO
IL Certified General Real Estate Appraiser
Certification Number 153.0000195
Expiration Date 09/30/07

SCOPE OF THE WORK

The scope of this appraisal is to conduct a physical inspection of the property which is located in Part of Section 32 & 33, Rutland Township, LaSalle County, Illinois.

I obtained demographic and economic information about the neighborhood, collected and analyzed comparable data, applied appropriate valuation methodologies, and developed a final value conclusion subject to the assumptions and limiting conditions included in the addenda of this report.

I consulted with the office of LaSalle County Supervisor of Assessments for specifics relating to the subject property, including the legal description. Obtained and reviewed copies of the most recent documents affecting the title to the subject property, if any. I physically inspected the property on August 11, 2006. I inspected the perimeter of the property and photographed the subject site, surrounding area, and street and/or roadway scenes.

I obtained data on unimproved property transfers by researching courthouse information and interviewing brokers active in the local market, and obtained sales data relating to developed properties from similar sources. Obtained backup data from the courthouse to verify the information in each sale. I have reviewed computer data base to obtain sales data relating to similar properties in other locations for reference and support of the conclusions reached in the comparable sales analysis. Interviewed other appraisers in outlying areas for additional sales data relating to similar properties and verified this data with courthouse records where possible.

The three (3) commonly used approaches to value were utilized: The COST APPROACH, the SALES COMPARISON APPROACH, and the INCOME CAPITALIZATION APPROACH, unless otherwise stated and explained.

The SALES COMPARISON APPROACH utilized comparable sales data obtained from the buyer, seller, real estate agent, public records, data gathering services, and other appraisers. In addition, survey of market trends was determined by discussions with real estate owners, brokers, and leasing agents active in the subject property, type, and neighborhood.

All of the above data was tempered by the appraiser's experience and judgement. The scope of the appraisal assignment is subject to all the assumptions and limiting conditions as set forth within this report.

Also, it should be noted that while the appraiser is unaware of any environmental hazards affecting the subject property, such as leaking underground fuel storage tanks other than those which may have been previously discussed, disposal of any toxic materials, seepage from adjoining sites, existence of asbestos insulation other than that mentioned previously in this report, etc., he is not an expert in

SCOPE OF THE WORK CONT.

the field of environmental contamination. A discussion with the property owner indicated unawareness of any contaminants present on the subject site. This appraisal, and the valuation contained herein, is based on the assumption that no such contamination exists. If the client has any further questions about such underground tanks or asbestos contamination on the subject or adjoining sites, or any surface contamination or underground contamination of any kind, it is suggested that such an expert be contacted.

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ADDENDUM

Photographs
Maps and Other Information
Limiting Conditions
Definitions
Qualifications/License of Appraiser

SUMMARY OF SALIENT FACTS AND IMPORTANT CONCLUSIONS

PURPOSE OF APPRAISAL:	Determine Market Value
PROPERTY RIGHTS APPRAISED:	Fee Simple Title
OWNERSHIP:	Robert & Phillip Trumbo
LOCATION OF PROPERTY:	Route 71 North, Part of Section 32 & 33, Rutland Township
DATE OF TRANSMITTAL:	August 15, 2006
DATE OF VALUATION:	August 11, 2006
TYPE OF PROPERTY:	Agricultural
LAND AREA:	168.19 Acres, MOL
PRESENT USE:	Farmland & Timber
HIGHEST AND BEST USE:	Residential Or Commercial
INDICATED VALUE OF SUBJECT PROPERTY	
AS OF AUGUST 11, 2006.....\$5,887,000 OR \$35,000/ACRE, MOL	

HIGHEST AND BEST USE

The highest and best use is "the most profitable likely use to which a property can be put. That use which may reasonably be expected to produce the greatest net return over a given period of time." It is sometimes referred to as the optimum use. Uses which are dependent upon uncertainties or a combination of events are not usually considered reasonably probable. In formulating an opinion as to the highest and best use of the subject property, many factors have been considered. Among these factors:

1. The legality of the use.
2. The demand for such a use.
3. The probability of the use.
4. The profitability of the use.
5. The possibility of providing the highest new return for the longest period of time.
6. The conformity of the use with neighboring property uses.

In the final analysis, a determination must be made as to which feasible use is the highest and best use. The immediate area presently remains in cropland and timber. Therefore, the most obvious use is agricultural. However, it is believed that the subject would be more suited for development as both residential and commercial uses. Economic evidence supports conversion of the site to another use. Therefore, in my opinion, the highest and best use of the site, is as a residential/commercial subdivision.

SITE ANALYSIS

The subject site is located approximately one mile northeast of the east city limits of the City of Ottawa, and at the junctions of Illinois Route 71 and Interstate 80 on the east and west side of Illinois Route 71 and bordering Interstate 80 in sections 32 and 33. The irregular 168.19 acres is located in parts of Section 32 and 33 in Rutland Township. The 17.32 acres on the east side of Illinois Route 71 borders a restaurant that is zoned commercial.

The overall topography is level to gently sloping (0% - 12% slope). Erosion ranges from no erosion to moderate erosion.

This property has excellent exposure to the interstate at the interchange and is very desirable for residential, commercial, or industrial development. There is a one acre cemetery on the 87.05 acre parcel.

IMPROVEMENTS

The subject property is unimproved and has no buildings. Presently it is used for growing corn and soybeans, and wooded areas.



OTTAWA, ILLINOIS

Economic Development Amenities	Transportation	Utilities
Health Facilities	Education Facilities	Employment
Community Facilities	Tax Structure	Location Services and Other Information

General Information

Primary County LASALLE
Additional Counties

<u>POPULATION</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>Current</u>	<u>CLIMATE</u>	
City	18,167	17,541	18,307	18,500	Avg. Winter Temp	21.60
County	112,033	106,913	111,509	111,509	Avg. Summer Temp	82.00
Labor Market	157,232	148,331	104,632	104,632	Avg. Annual Rainfall	34.79
					Avg. Annual Snowfall	28.00

Economic Development Amenities

Municipal Services

Local Government COMMISSION / CITY	Municipal Zoning YES
Comprehensive Plan Yes	County Zoning NO
Subdivision Ordinance YES	Home Rule NO
w/ Design Standards	Public Library YES
Emergency 911 System YES	Rescue Squad YES

Fire Insurance Class 5 in city 9 outside

	Full Time	Part Time	Volunteer
Fire Department	28	0	0
Police Department	41	0	19

Commercial Services

General Waste Disposal YES Radio Stations 3
 Special Waste Disposal YES TV Channels 63
 Cable YES
 Newspapers 1 Daily 1 Weekly

Machine Shops 4 If none, distance to nearest MI KM
 Tool & Die 2 If none, distance to nearest MI KM

Banks 6 Assets \$ 557,000,000
 Savings and Loans 0 Assets \$ 0

Additional Economic Amenities

Competitive Communities Initiatives YES Stages 1 Foreign Trade Zone NO
 Enterprise Zone YES Tax Increment Financing

Remarks

Transportation

MotorCarrier

Highways Serving Community 2 Federal 2 State
 Interstates Serving Community I-80, I-39
 Nearest Interchange YES Distance 0 MI 0 KM

Motor Freight Terminals 4
 Local Carriers 22
 Interstate Carriers 22
 Intrastate Carriers 0

Package Delivery Service YES
 Commercial Bus Service YES

Air

Nearest Commercial Airport CHICAGO MIDWAY AIRPORT
 Local NO 75 MI 120 KM
 Commercial Airlines 0 Flights per day 0

Nearest Public Airport ILLINOIS VALLEY RGNL-WALTER A DUNCAN FIELD AIRPORT
 Local YES 10 MI 16 KM

Type of Surface CONCRETE
 Longest Runway 6,000 FT 2,000 M
 Runway Lighted YES

Fuel Available YES Charter Service Available YES
 Pvt Storage Available YES Pvt Maintenance Available YES

Water

City Adjoins Navigable Water YES
 Name of Waterway ILLINOIS RIVER -
 Public Barge YES
 Private Barge YES
 Channel Depth 9 FT 3 M
 Length Of Season 11 Months
 Public Dock Local YES 0 MI 0 KM

Travel Time

(distance and travel time for goods in transit to selected major cities)

City	Highway Miles	Highway Km.	Days by Rail	Days by Truck
Atlanta	750	1,200	5	3
Chicago	80	128	2	1
Cleveland	390	624	4	2
Dallas	885	1,416	0	0
Denver	935	1,496	0	0
Detroit	270	432	4	1
Kansas City	493	789	4	1
Los Angeles	2,015	3,224	0	0
Memphis	534	854	4	2
Minneapolis	400	640	5	1
New Orleans	935	1,496	0	0
New York	840	1,344	0	0
St. Louis	240	384	3	1
Seattle	2,050	3,280	0	0

<u>Railroad(s)</u>	<u>Frequency of Switching</u>
ILL RAIL NET	DAILY
CSX	DAILY

Piggyback Service NO 85 MI 136 KM
 Container Service NO 85 MI 136 KM

Remarks

ADDITIONAL COMMERCIAL AIRPORT IS O'HARE INT'L
 AIRPORT - CHICAGO WHICH IS 80 MILES. THE ILLINOIS
 RAIL NET INTERCHANGES WITH BNSF AND CSXT.

Utilities

Water

Water Supplier MUNICIPAL
 Water Source WELL

	Gallons/Day	Liters/Day
Storage Capacity	1,600,000	6,080,000
Treatment Capacity	5,600,000	21,200,000
Average Daily Demand	2,300,000	8,700,000
Peak Daily Demand	3,200,000	12,100,000
Excess Capacity	2,400,000	9,100,000

Waste Water Treatment

Type of Sewage Treatment Plant SECONDARY

Process ACTIVATED SLUDGE

Treatment Capacity	4,000,000	15,200,000
Present Load	2,800,000	10,640,000
Excess Capacity	1,200,000	2,271,000

Natural Gas - Electricity - Telecommunications

Gas Supplier NORTHERN ILLINOIS GAS
 Electric Supplier AMEREN/IP
 Local Telephone Supplier SBC
 Digital Switching YES
 Fiber Optics YES
 Long Distances Carriers SEVERAL

Remarks

WATER SOURCE: DEEP WELLS.

Health Facilities

Number of Hospitals in Community 1 Total Number of Beds 125
 If No Hospital, Dist to Nearest 0 MI 0 KM
 Clinic YES
 Doctors in Community 60
 Dentists in Community 20
 Emergency Medical Treatment Local YES 0 MI 0 KM

Remarks

Education Facilities (in community)

Type	Number	Teachers	Enrollment
Elementary	6	183	2,426
Junior High	1	38	526
High School	2	138	1,870
Trade & Technical	0	0	0
Community College	1	127	4,123
Four-Yr College	0	0	0
University	0	0	0

Latest A.C.T. Composite Score 22.4

Remarks

IL VALLEY COMM COLLEGE IS 15 MILES WEST OF OTTAWA.
 NORTHERN ILLINOIS UNIVERSITY IS 45 MILES NORTH OF OTTAWA.

Employment

Major Employers In The Community

Employer	Product/Service	Employees	Union Affiliation	Year Establish
MITSUBOSHI BELTING	AUTOMOTIVE BELTS	155	UAW	1988

BURNS MACHINE SHOP	MACHINE SHOP	40	NONE	1917
G. E. PLASTICS	PLASTIC PROCESSING	285	NONE	1966
B & B ELECTRONICS	ELECT COMPONENTS	88	NONE	1981
PILKINGTON	GLASS	157	ALUM/BRICK/ GLA	1931
U. S. SILICA CO.	SAND	130	ALUM/BRICK/ GLA	1900
COMMUNITY HOSPITAL OF OTTAWA	HEALTH SERVICES	680	NONE	1895
OTTAWA PUBLISHING CO.	PRINTING/PUBLISHING	100	NONE	1844
OFFICE MAX	OFFICE FURN/TELEMKTG	285	NONE	1917
TYSON	DISTR. MEAT PRODUCTS	150	NONE	2000

Labor Force

Labor Force Summary for OTTAWA-STREATOR MSA
Annual Average for Year 2004

Total Labor Force	76,790
Unemployed	5,545
Percentage	7.20%
Total Employed	71,245
Manufacturing	14.00%
Non-Manufacturing	86.00%
Agriculture	0.00%

Community Union Activity

Last Year Data Available 2000

Labor Relations Board Elections

Number in Last 5 Years	0
Number won by union	0
Number won by company	0

Work stoppage occurrences

within last 5 years 0

Number of employees involved 0

Wage Rates

Wage rates for experienced workers in selected occupations working in the Econ Dev R

Occupation	Entry	Top	Occupation	Entry	To
Accountant/Auditor	\$ 14.12	\$ 26.56	Maintenance Mechanic	\$ 9.59	\$ 19.5
Assembler-Electronic	\$ 7.69	\$ 11.12	Office Clerk	\$ 6.82	\$ 11.8
Assembler-Production	\$ 8.86	\$ 14.36	Secretary	\$ 7.11	\$ 12.3
Computer Operator	\$ 7.65	\$ 14.73	Sheet Metal Worker	\$ 11.53	\$ 21.7
Computer Programmer	\$ 18.34	\$ 38.71	Ship-Receiving Clerk	\$ 8.46	\$ 14.2
Data Entry Operator	\$ 8.71	\$ 13.43	Systems Analyst	\$ 0.00	\$ 0.0
Drill or Punch Press	\$ 9.61	\$ 14.57	Technician	\$ 13.22	\$ 26.5
Engineer	\$ 20.93	\$ 32.93	Tool & Die Maker	\$ 13.96	\$ 26.4
Janitor/Porter/Cleaner	\$ 6.95	\$ 11.35	Warehouse Worker	\$ 9.75	\$ 15.9
Laborer	\$ 11.77	\$ 21.51	Welder	\$ 11.37	\$ 16.9
Machinist	\$ 11.53	\$ 19.90	Word Processor	\$ 8.81	\$ 14.6

Remarks

Employer: PetSmart, Distribution Pet Supplies,
500 emp. 2005. WAGE RATES UPDATED JULY, 2005 FROM

IL DEPT. OF EMPLOYMENT SECURITY WEB SITE AT
http://lmi.ides.state.il.us/wagedata/edr_wages.htm.

Community Facilities

(Available within 10 miles)

Motels/Hotels	8	Protestant Churches	25
Number of Rooms	425	Catholic Churches	4
Restaurants	88	Jewish Synagogues	1
Capacity of Largest Banquet Room	600	Country Clubs	2
Public Golf Courses	4	Health Clubs	4
Public Tennis Courts	14	Public Swimming Pools	2
Public Access to Lake/River	YES		
Name of Lake/River	Illinois River, Fox River		

Remarks

OTTAWA IS 80 MILES S.W. OF CHICAGO ON I-80 AND
 ILLINOIS 23 AT THE CONFLUENCE OF THE ILLINOIS AND
 FOX RIVERS.

Tax Structure

Property tax rates per \$100 assessed valuation.
 Valuation is 33.3% of real property except in Cook
 County where commercial property is assessed at
 38% and industrial property is assessed at 36%.

Property Tax Rates

Year 2004	Total Property Tax Rates		Total Sales Tax Rate	7.00%
City 1.3989%	For Two Previous Years		Utility Tax On	
County 1.0068%	2003	2002	Electricity	5.00%
School 6.5147%	9.1836%	9.1261%	Natural Gas	5.00%
Other(s) 0.5663%			Telephone	0.00%
Total 9.5467%			Water	3.00%

Remarks

Location Services and Other Information

Economic / Industrial

Development Contact

Boyd Palmer

Executive Director

Ottawa Area Chamber

100 W. Lafayette, Box 888

Ottawa, IL 61350

Phone (815) 433-0084

Fax (815) 433-2405

Profile Information

Provided By

Ottawa Area Chamber

100 W. Lafayette, Box 888

Ottawa, IL 61350

Phone (815) 433-0084

Fax (815) 433-2405

Other Information

Zip Code(s) 61350

Rep Dist 76

Senate Dist 38

Congressional Dist 11

Remarks

Web Site: ottawachamberillinois.com

E-Mail: b.palmer@ottawachamberillinois.com

Last updated 07/20/2005

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Community Profiles DCCA Home Page

ECONOMIC BACKGROUND

The City of Ottawa is a major part of the Illinois Valley market area, being about the center of this market, and being the County Seat. At the present time, the primary industrial employers in the Ottawa area are:

LOCAL MAJOR EMPLOYERS

B & B ELECTRONICS Electronic Interface Components	96 EMPLOYEES
ZIP-PAK Plastic Zippers	45 EMPLOYEES
CLOVER TECHNOLOGIES Printer Cartridges	435 EMPLOYEES
MITSUBOSHI BELTING Automotive Belts	168 EMPLOYEES
COMMUNITY HOSPITAL OF OTTAWA Health Services	635 EMPLOYEES
OTTAWA DENTAL LAB Denture Manufacturer	105 EMPLOYEES
GE ADVANCED MATERIALS Plastic Processing	275 EMPLOYEES
PILKINGTON Glass Maker	157 EMPLOYEES
PETSMART Warehouse Distribution	407 EMPLOYEES
HR IMAGING PARTNERS Photo Processing/Yearbooks	425 EMPLOYEES

ECONOMIC BACKGROUND CONT.

OFFICE MAX Telemarketing	318 EMPLOYEES
PLEASANT VIEW LUTHER HOME Senior Care	230 EMPLOYEES
SEATTLE SUTTON'S HEALTHY EATING Meal Plans	165 EMPLOYEES
U.S. SILICA COMPANY Sand	120 EMPLOYEES
HERITAGE WOODS ASSISTED LIVING Senior Care Facility	50 EMPLOYEES
TYSON FOODS Meat Distributor	130 EMPLOYEES

AREA DATA

The subject property is bounded by Illinois Route 71 and Interstate 80. The area is a mixture of many uses, with the main land use in cropland. There has been some commercial development on the south side of I-80, at the junction of State Route 71, including a major truck stop, service center, service station, trailer sales, an adult store & lounge.

In the analysis of the area, it is reasonable to speculate, that the subject will have an increase in demand in the future, where the land use will change from its present use as agricultural, to a higher and best use. The City of Ottawa will eventually service the area with city water and sewer when the area is annexed into the city.

ZONING

The subject property is located in the County of LaSalle, which does have an organized zoning ordinance. The 150.87 acre parcel appears to be zoned "A-1" - AGRICULTURE. The 17.32 acre tract appears to be zoned "B-2" - GENERAL BUSINESS.

LEGAL DESCRIPTION

(LISTED UNDER THE NAME OF ROBERT & PHILLIP TRUMBO)

A legal description was not provided to the appraiser. It will be attached to the report when completed. A list of the tax parcels that are partially included are as follows:

PARCEL #1

PROPERTY INDEX NO.: 15-32-202-000
MAP REFERENCE NO.: 14-32-200-011

PART SOUTH OF I-80 DESCRIBED AS FOLLOWS: S. 30 ACRES E1/2 NE1/4 EXC. 8-1/2 ACRES TO STATE ROAD

PARCEL #2

PROPERTY INDEX NO.: 15-32-400-000
MAP REFERENCE NO.: 14-32-400-001

ALL OF 87.05 ACRES SOUTH OF I-80 DESCRIBED AS FOLLOWS: LOT 1, SE1/4 SECTION, T34N, R43E

PARCEL #3

PROPERTY INDEX NO.: 15-33-108-000
MAP REFERENCE NO.: 14-33-100-003

PART SOUTH OF I-80 DESCRIBED AS FOLLOWS: S3/4 SW1/4 NW1/4 EX. 15.79 ACRES TO STATE ROAD.

LEGAL DESCRIPTION CONT.

PARCEL #4

PROPERTY INDEX NO. 15-33-300-000:

MAP REFERENCE NO.: 14-33-300-001

35.08 ACRES NORTH & SOUTH OF STATE ROUTE 71, W1/2 SW1/4 EXC. 13.76 ACRES
SOLD TO ROUTE 80.

PARCEL #5

PROPERTY INDEX NO.: 15-32-200-000

MAP REFERENCE NO.: 14-32-200-009

PART SOUTH OF I-80 DESCRIBED AS FOLLOWS: W1/2 NE1/4 LYING E. OF FOX RIVER
ETC. EXCEPT 16.157 ACRES TO STATE RD. I-80.

REAL ESTATE TAX DATA
(PART OF 5 PARCELS)

PARCEL #1

PROPERTY INDEX NO.:	15-32-202-000 - (21.50 ACRES)
MAP REFERENCE NO.:	14-32-200-011
LOT ASSESSMENT:	\$253
IMPROVEMENT ASSESSMENT:	NONE
TOTAL ASSESSMENT:	\$253
2005 TAX RATE:	\$7.4179/\$100 VALUATION
2005 TAXES PAID IN 2006:	\$18.78

PARCEL #2

PROPERTY INDEX NO.:	15-32-400-000 - (87.05 ACRES)
MAP REFERENCE NO.:	14-32-400-001
LOT ASSESSMENT:	\$5,740
IMPROVEMENT ASSESSMENT:	NONE
TOTAL ASSESSMENT:	\$5,740
2005 TAX RATE:	\$7.4179/\$100 VALUATION
2005 TAXES PAID IN 2006:	\$425.80

PARCEL #3

PROPERTY INDEX NO.:	15-33-108-000 - (14.21 ACRES)
MAP REFERENCE NO.:	14-33-100-003
LOT ASSESSMENT:	\$589
IMPROVEMENT ASSESSMENT:	NONE
TOTAL ASSESSMENT:	\$589
2005 TAX RATE:	\$7.4179/\$100 VALUATION
2005 TAXES PAID IN 2006:	\$43.70

REAL ESTATE TAX DATA CONT.

PARCEL #4

PROPERTY INDEX NO.:	15-33-300-000 - (35.08 ACRES)
MAP REFERENCE NO.:	14-33-300-001
LOT ASSESSMENT	\$3,408
IMPROVEMENT ASSESSMENT:	NONE
TOTAL ASSESSMENT:	\$3,408
2005 TAX RATE:	\$7.4179/\$100 VALUATION
2005 TAXES PAID IN 2006:	\$252.80

PARCEL #5

PROPERTY INDEX NO.:	15-32-200-000 - (55.50 ACRES)
MAP REFERENCE NO.:	14-32-200-009
LOT ASSESSMENT:	\$1,083
IMPROVEMENT ASSESSMENT:	NONE
TOTAL ASSESSMENT:	\$1,083
2005 TAX RATE:	\$7.4179/\$100 VALUATION
2005 TAXES PAID 2006:	\$80.34

TAXING ENTITIES

LASALLE COUNTY
RUTLAND TOWNSHIP
RUTLAND TOWNSHIP ROAD
OTTAWA HIGH #140
RUTLAND GRADE #230
I.V.C.C. #513
MARSEILLES FIRE

PROPERTY RIGHTS APPRAISED

The property rights being appraised are fee simple. Fee Simple is defined as:

An absolute fee; a fee without limitation to any particular class of heirs or restrictions, but subject to the limitations of eminent domain, escheat, police power and taxation. An inheritable estate.

(The above definition from "Real Estate Appraisal Terminology" - Revised Edition, prepared by the American Institute of Real Estate Appraisers and the Society of Real Estate Appraiser).

PREVIOUS SALES HISTORY

There have been no recent sales on any of the parcels of land associated with this property.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal report is to estimate the market value of the herein described property, subject to the contingent and limiting conditions outlined in this report, as of August 11, 2006.

FUNCTION OF THE APPRAISAL

It is this appraiser's understanding that the function of the appraisal is to provide the lending institution an appraised value of subject property to be used for financing purposes.

FLOOD HAZARD BOUNDARY MAP

Community Panel Number 17099C0395E, dated September 7, 2001, does not indicate that the subject property is in a flood hazard area. This area is zoned "X", and determined to be outside 500 - year floodplain.

VALUATION

The making of this appraisal is analogous to the solution of a problem. Here the solution, market value, requires an interpretation, in terms of money, that the physical, economic, social and political forces exert on this specific real property located at Route 71 North, in Ottawa, Illinois.

While wide differences characterize real property, there is no wide variation in the procedure for solving appraisal problems. The best appraisal experience has been crystallized into what is commonly referred to as the "Appraisal Process". This process calls for an orderly program wherein the problem is defined, the work to solve the problem is planned, and the data involved is acquired, classified, analyzed and interpreted into an estimate of value.

This appraisal will generally follow the outline of the appraisal process as it required the collection, analysis and interpretation of the data. In this type appraisal, the COST APPROACH, based on either the Reproduction or Replacement Cost, less depreciation, as normally defined, was not employed in this report. In this case, the subject is unimproved, therefore, the COST APPROACH would not apply, as there are no improvements of value to depreciate.

The INCOME APPROACH was not included in this appraisal report because there are many variables in farm operations, including soils, management, distance to the markets, storage facilities, etc. In most farm operations, the income and expense data required are not adequate. Therefore, the appraiser would have to estimate the income and certain expenses. An estimate of value derived in this manner is highly speculative and could cause a misleading estimate of value.

The MARKET COMPARISON APPROACH relies on a comparison of recent sales of similar properties. In this report, a number of sales were analyzed and compared to the subject property. In most appraisals of agricultural properties, this approach is given the most weight in arriving at the estimated value, as it is this approach that most accurately reflects the actions and reactions of the buyers and sellers in the market place.

Finally, in this study of market comparable sales, both agricultural and commercial land sales will be considered. Only parcels of 10.0 acres or more are considered.

MARKET APPROACH
COMPARABLE LAND SALES OF 10.0 ACRES OR MORE

COMPARABLE LAND SALE #1

ADDRESS:	Route 23 & N. 32 nd Road, Ottawa, IL
PROPERTY INDEX NO.:	14-25-101-000
MAP REFERENCE NO.:	13-25-100-003
GRANTOR:	American National Bank Trustee
GRANTEE:	Stoller, Clark/Lynn
SALE DATE:	01/24/05
SALE PRICE:	\$550,000
ACRES:	10.0
SALE PRICE/ACRE:	\$55,000
TOWNSHIP:	Dayton
COUNTY:	LaSalle
DOCUMENT NO.:	05-02719
LOCATED IN CITY:	No, not at time of purchase
TIF DISTRICT:	No TIF
COMMENTS:	Purchased for commercial use. Now located in city limits.

COMPARABLE LAND SALE #2

ADDRESS:	E. 17 th Road, Route 23 N. of Ottawa, IL
PROPERTY INDEX NO.:	14-25-100-000
MAP REFERENCE NO.:	13-25-100-004
GRANTOR:	LaSalle Bank, As Trustee
GRANTEE:	C.F.H.R. Ottawa LLC
SALE DATE:	06/05
SALE PRICE:	\$4,746,000
ACRES:	226.0
SALES PRICE/ACRE:	\$21,000
TOWNSHIP:	Dayton
COUNTY:	LaSalle
DOCUMENT NO.:	R-2005-15406
LOCATED IN CITY:	No
TIF DISTRICT:	No TIF
COMMENTS:	Inland property north of Ottawa.



SUBJECT PROPERTY



SUBJECT PROPERTY

MARKET APPROACH - COMPARABLE LAND SALES CONT.

COMPARABLE LAND SALE #3

ADDRESS:	N. 29 th Road & E. 20 th Road, Marseilles, IL
PROPERTY INDEX NO.:	15-41-435-000
MAP REFERENCE NO.:	19-05-476-009
GRANTOR:	Wm. Kummer ET AL
GRANTEE:	Lambert and Yoesle & Eddy, LLC
SALE DATE:	09/05
SALE PRICE:	\$581,060
ACRES:	34.18
SALE PRICE/ACRE:	\$17,000
TOWNSHIP:	Rutland
COUNTY:	LaSalle
DOCUMENT NO.:	R-2005-24805
LOCATED IN CITY:	No
TIF DISTRICT:	No TIF
COMMENTS:	Purchased for residential subdivision at auction.

COMPARABLE LAND SALE #4

ADDRESS:	N. 31 st Road, Ottawa, IL
PROPERTY INDEX NO.	14-26-404-000
MAP REFERENCE NO.:	13-26-400-002
GRANTOR:	Jobst, Bragg Wm./Robt.
GRANTEE:	Pecumsaugan LLC
SALE DATE:	11/05
SALE PRICE:	\$1,312,357
ACRES:	58.327
SALE PRICE/ACRE:	\$22,500
TOWNSHIP:	Dayton
COUNTY:	LaSalle
DOCUMENT NO.:	05-30194
LOCATED IN CITY:	No
TIF DISTRICT:	No TIF
COMMENTS:	Purchased for speculation.

MARKET APPROACH - COMPARABLE LAND SALES CONT.

COMPARABLE LAND SALE #5

ADDRESS: U.S. Route 6, Utica, IL
PROPERTY INDEX NO.: 19-04-104-000
MAP REFERENCE NO.: 17-04-100-006
GRANTOR: Kenneth Small/Barbara Small
GRANTEE: Clark Run, LLC
SALE DATE: 01/06
SALE PRICE: \$1,180,000
ACRES: 40.021
SALE PRICE/ACRE: \$29,484
TOWNSHIP: Utica
COUNTY: LaSalle
DOCUMENT NO.: R-2006-00790
LOCATED IN CITY: No
TIF DISTRICT: No TIF

COMMENTS: Purchased for warehouse.

COMPARABLE LAND SALE #6

ADDRESS: N. 31st Road, Utica, IL
PROPERTY INDEX NO.: 12-28-405-000; 12-28-406-000; 12-28-310-000
MAP REFERENCE NO.: 12-28-400-003; 12-28-400-004; 12-28-300-009
GRANTOR: Kenneth & Loretta Harmon, ET AL
GRANTEE: Aramoni, LLC
SALE DATE: 02/06
SALE PRICE: \$1,150,300
ACRES: 37.5
SALE PRICE/ACRE: \$30,675
TOWNSHIP: Waltham
COUNTY: LaSalle
DOCUMENT NO.: R-2006-05004
LOCATED IN CITY: No
TIF DISTRICT: No TIF

COMMENTS: Purchased for warehouse.

MARKET APPROACH - COMPARABLE LAND SALES CONT.

COMPARABLE LAND SALE #7

ADDRESS: W. Stevenson Road, Ottawa, IL
PROPERTY INDEX NO.: 14-35-200-000 & 14-35-221-000
MAP REFERENCE NO.: 13-35-201-001
GRANTOR: Ottawa Investment Partners, LLC
GRANTEE: Wal-Mart Real Estate Business Trust
SALE DATE: 06/05
SALE PRICE: \$764,700
ACRES: 21.31
SALE PRICE/ACRE: \$35,885
TOWNSHIP: Dayton
COUNTY: LaSalle
DOCUMENT NO.: R-2005-15426
LOCATED IN CITY: Yes
TIF DISTRICT: Yes - TIF

COMMENTS: Purchased new location for Wal-Mart Store.

COMPARABLE LAND SALE #8

ADDRESS: 910 E. Stevenson Road, Ottawa, IL
PROPERTY INDEX NO.: 14-36-211-000; 14-36-212-000; 14-36-210-000
MAP REFERENCE NO.: 13-36-200-021
GRANTOR: Halterman - Reynolds, LLC
GRANTEE: Interstate Commerce Center Ottawa, LLC
SALE DATE: 07/05
SALE PRICE: \$1,956,559
ACRES: 64.0
SALE PRICE/ACRE: \$30,571
TOWNSHIP: Dayton
COUNTY: LaSalle
DOCUMENT NO.: R-2005-18487
LOCATED IN CITY: Yes
TIF DISTRICT: Yes TIF

COMMENTS: PetSmart Property

MARKET APPROACH - COMPARABLE LAND SALES CONT.

COMPARABLE LAND SALE #9

ADDRESS:	Stevenson Road, Ottawa, IL
PROPERTY INDEX NO.:	14-35-200-000
MAP REFERENCE NO.:	13-35-201-001
GRANTOR:	Alfred Kain Revocable Living Trust
GRANTEE:	Ottawa Investment Partners, LLC
SALE DATE:	06/05
SALE PRICE:	\$1,896,354
ACRES:	69.74
SALE PRICE/ACRE:	\$27,192
TOWNSHIP:	Dayton
COUNTY:	LaSalle
DOCUMENT NO.:	R-2005-15332
LOCATED IN CITY:	Yes
TIF DISTRICT:	Yes TIF
COMMENTS:	Purchased for Wal-Mart Store.

MARKET APPROACH - RECAPITULATION OF COMPARABLE SALES

SALE NO.	SALE DATE	SALE PRICE	ACRES	SALE PRICE PER ACRE	TOWNSHIP	IN CITY	TIF DISTRICT
#1	01/05	\$ 550,000	10.0	\$55,000	Dayton	No	No
#2	06/05	\$4,746,000	226.0	\$21,000	Dayton	No	No
#3	09/05	\$ 581,060	34.18	\$17,000	Rutland	No	No
#4	11/05	\$1,312,357	58.327	\$22,500	Dayton	No	No
#5	01/06	\$1,180,000	40.021	\$29,484	Utica	No	No
#6	02/06	\$1,150,300	37.5	\$30,675	Waltham	No	No
#7	06/05	\$ 764,700	21.31	\$35,885	Dayton	Yes	Yes
#8	07/05	\$1,956,559	64.0	\$30,571	Dayton	Yes	Yes
#9	06/05	\$1,896,354	69.74	\$27,192	Dayton	Yes	Yes
SUBJECT -		-	168.19	-	Rutland	No	No

The above sales ranged from \$17,000 to \$55,000 per acre. The median sale price of the above sales is \$30,571.

Eight of the sales were in Dayton and Rutland Township.

The sales in the city and in the TIF district (Sales #7, #8, & #9) averaged \$31,216/acre.

The subject property is located on the I-80 interchange. None of the other sales are located on an interstate interchange.

Sale #8 is most comparable to the subject property, however, the sale took place over one year ago.

MARKET APPROACH - RECAPITULATION OF COMPARABLE SALES CONT.

When considering all of the above and adjusting for time and location, the indicated value of the subject property is \$35,000 per acre, as of August 11, 2006.

**168.19 ACRES @ \$35,000/ACRE = \$5,886,650
ROUNDED = \$5,887,000**

**INDICATED VALUE OF SUBJECT PROPERTY
AS PER MARKET APPROACH AS OF AUGUST 11, 2006**

**FIVE MILLION EIGHT HUNDRED EIGHTY SEVEN THOUSAND DOLLARS
(\$5,887,000 OR \$35,000/ACRE, MOL)**

ADDENDUM



SUBJECT PROPERTY



SUBJECT PROPERTY



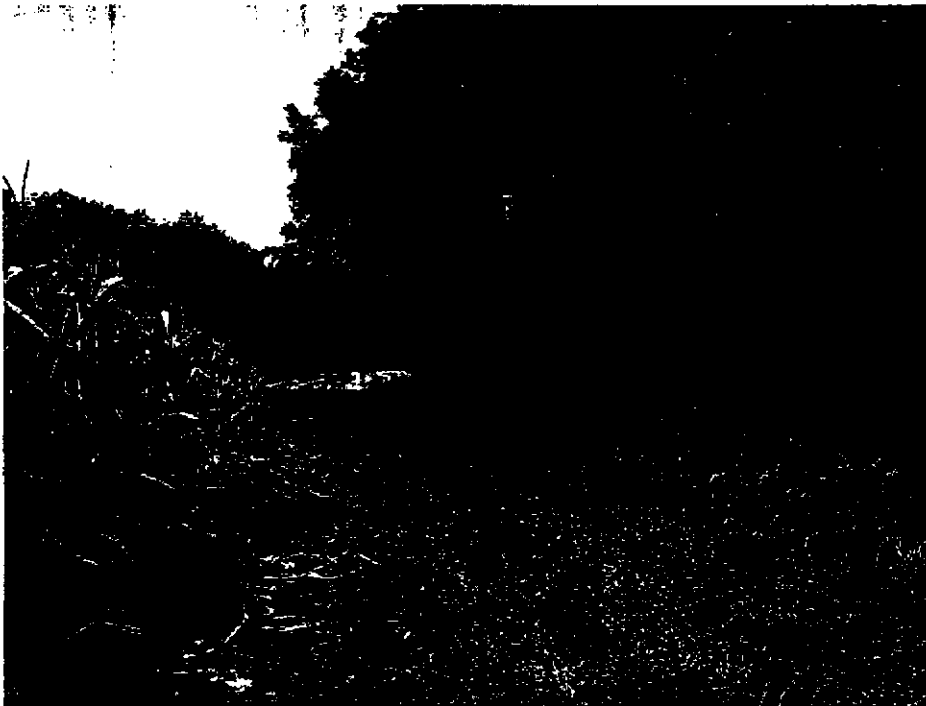
SUBJECT PROPERTY



SUBJECT PROPERTY



SUBJECT PROPERTY



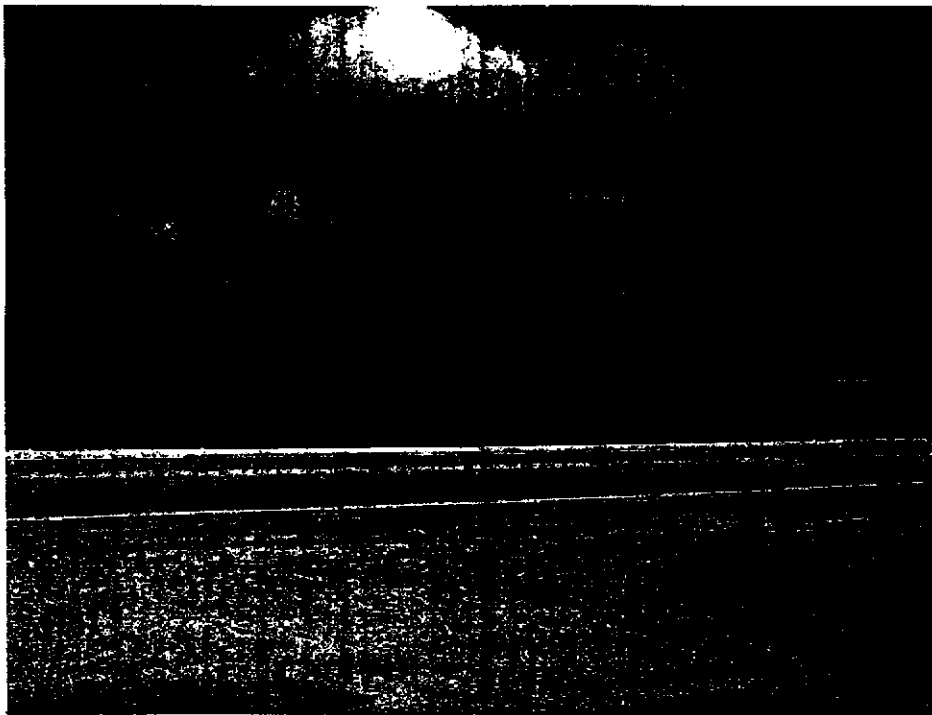
SUBJECT PROPERTY



SUBJECT PROPERTY



SUBJECT PROPERTY

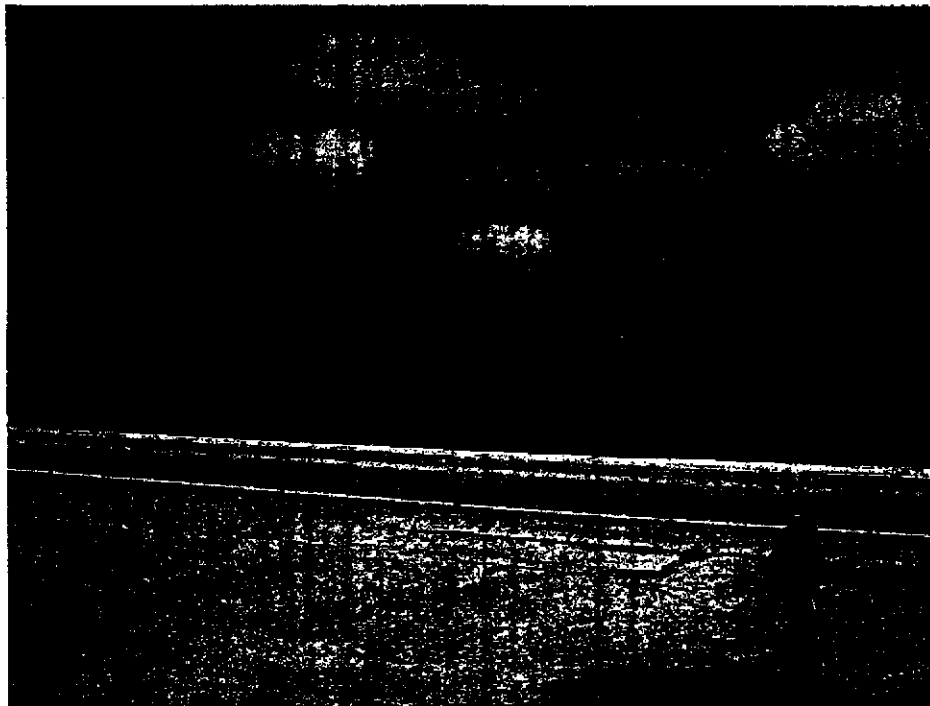


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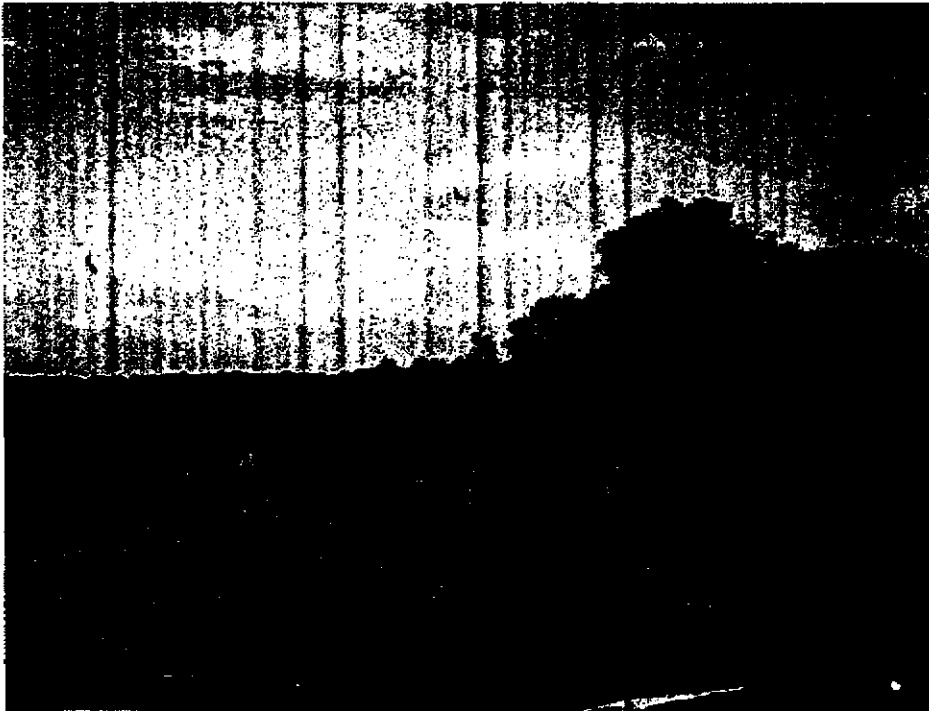




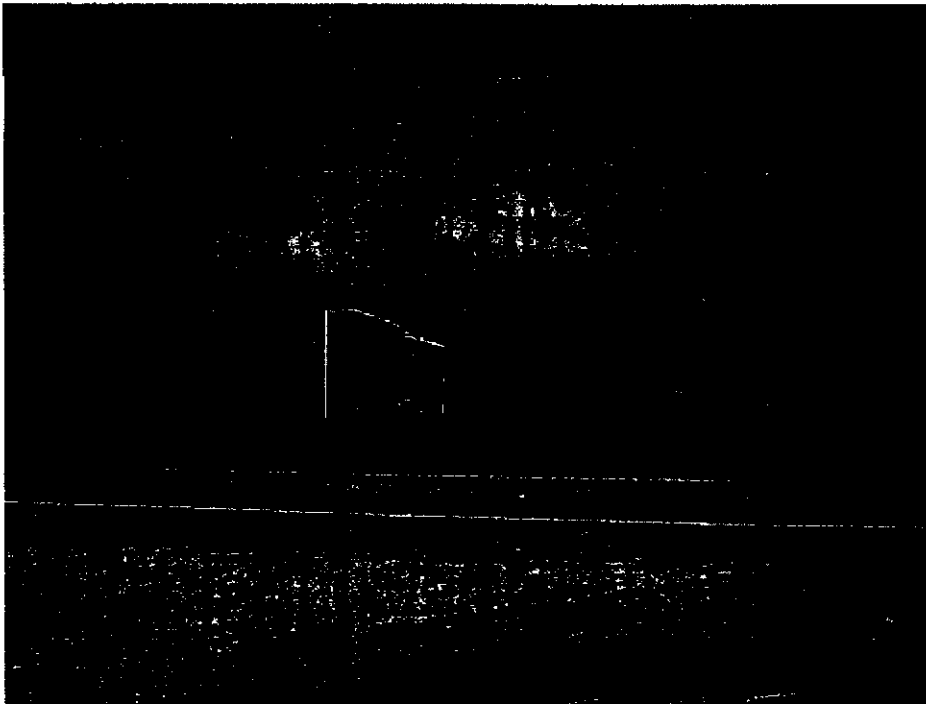
SUBJECT PROPERTY



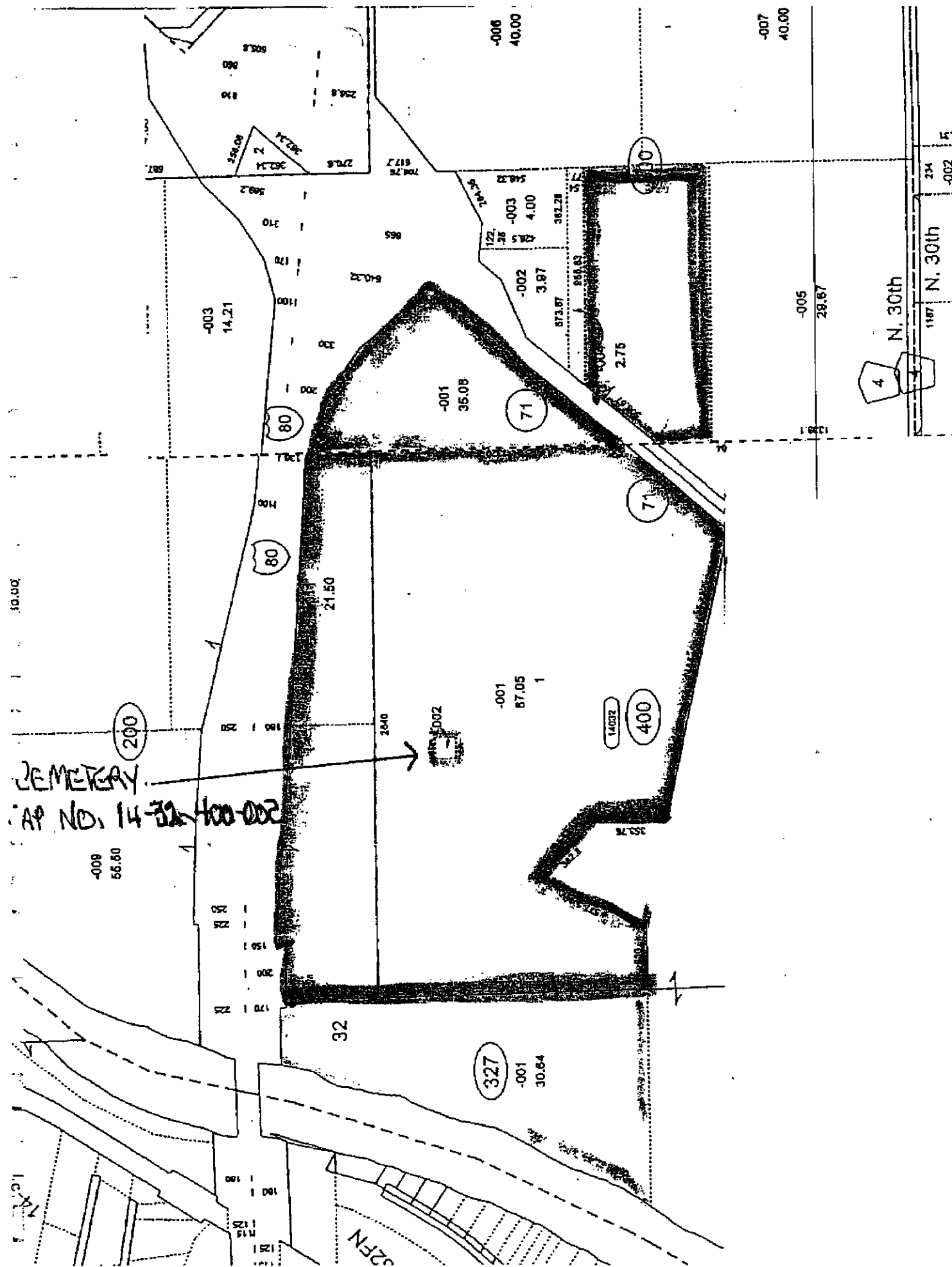
SUBJECT PROPERTY

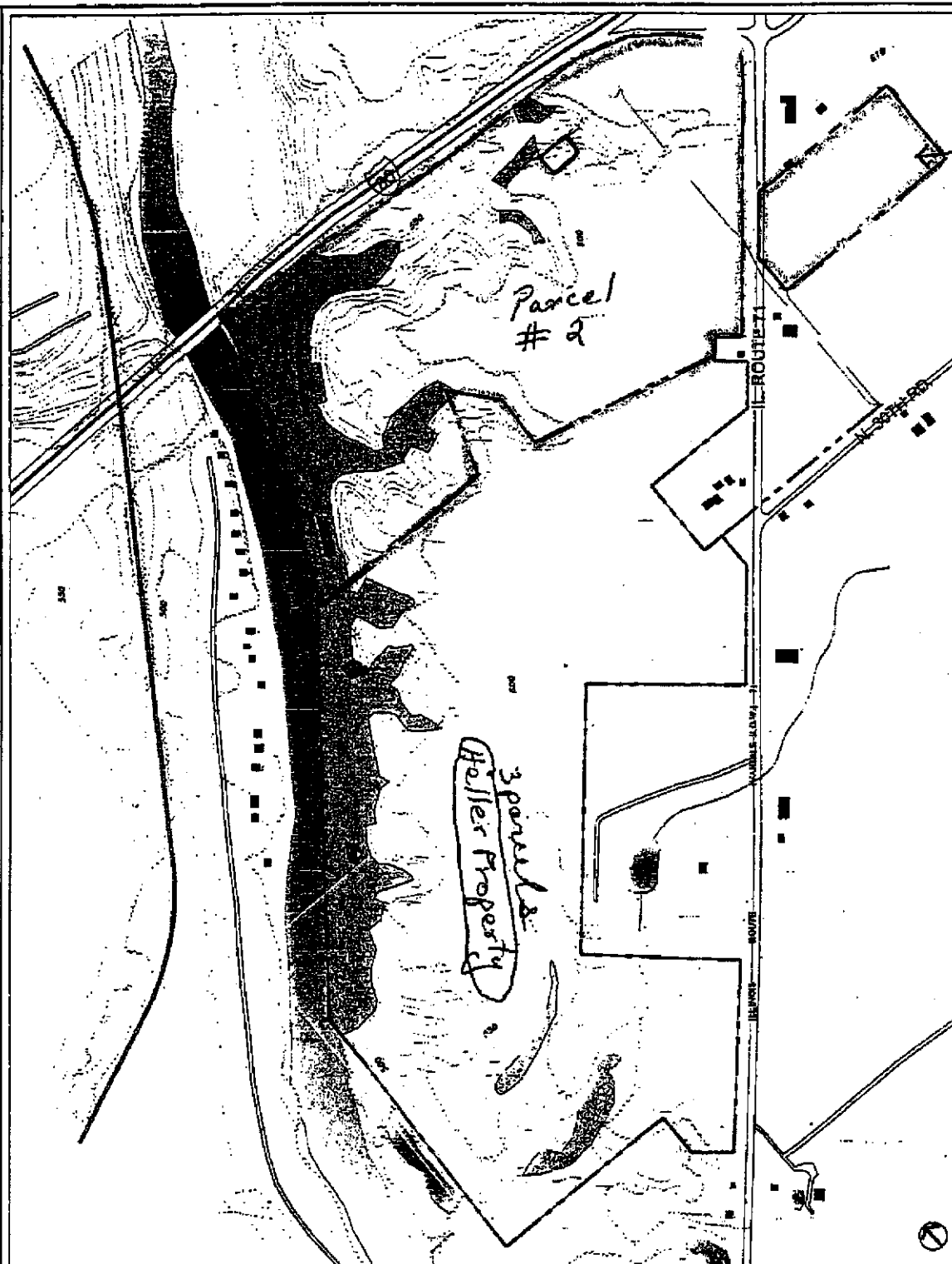


SUBJECT PROPERTY



SUBJECT PROPERTY





Sellers:

Hultermann - Reynolds Partnership, L.L.C.
 Jerry Hultermann, Partner
 Dan Reynolds, Partner
 4105 Progress Dr.
 Ottawa, IL 61350

Legend

- Site Boundaries
- [Stippled Box] Tree Cover
- [Solid Black Box] Water

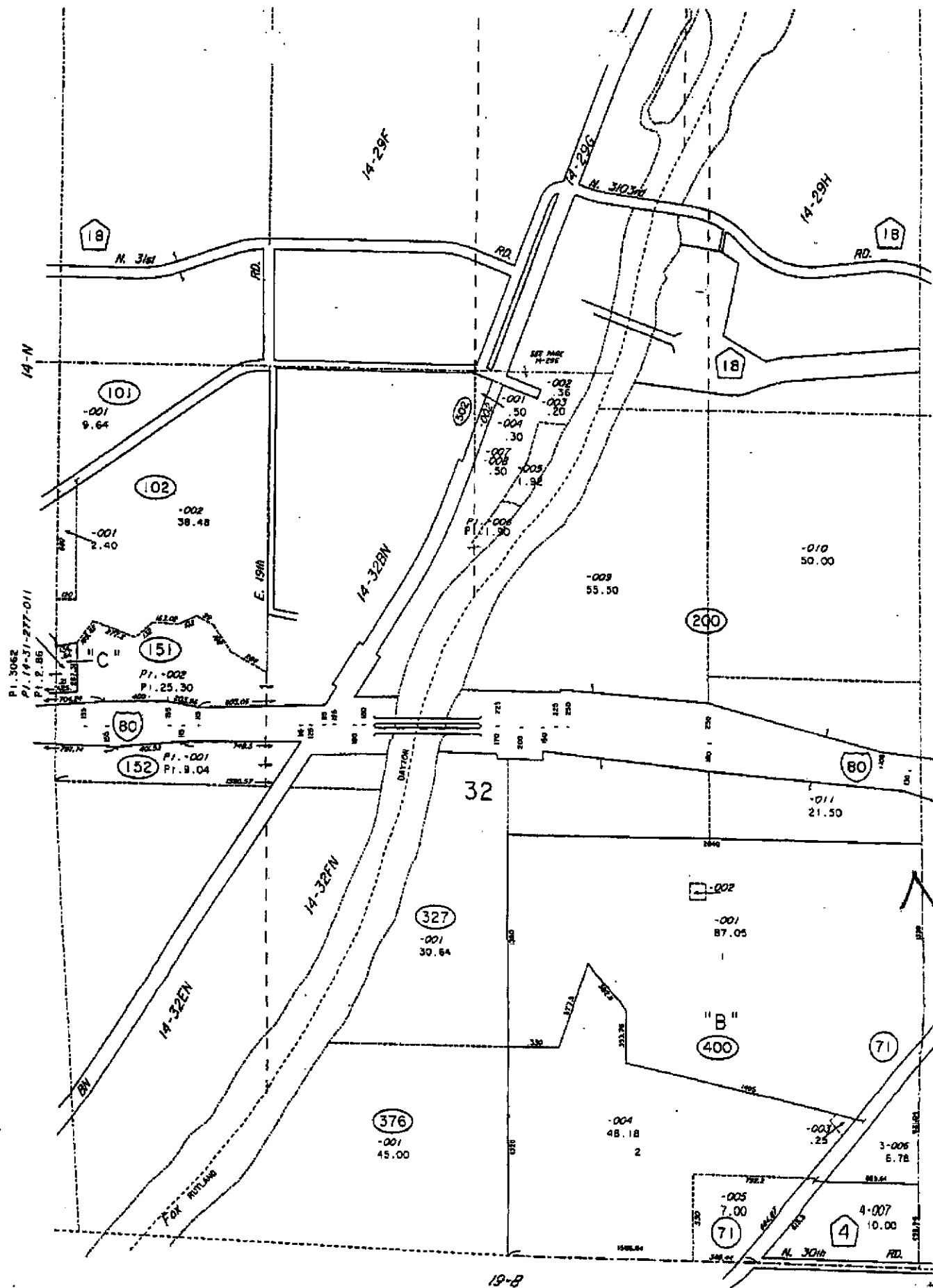
- [White Box] Slopes 0% - 5%
- [Light Gray Box] Slopes 5%-10%
- [Dark Gray Box] Slopes 10% +

Buyers:

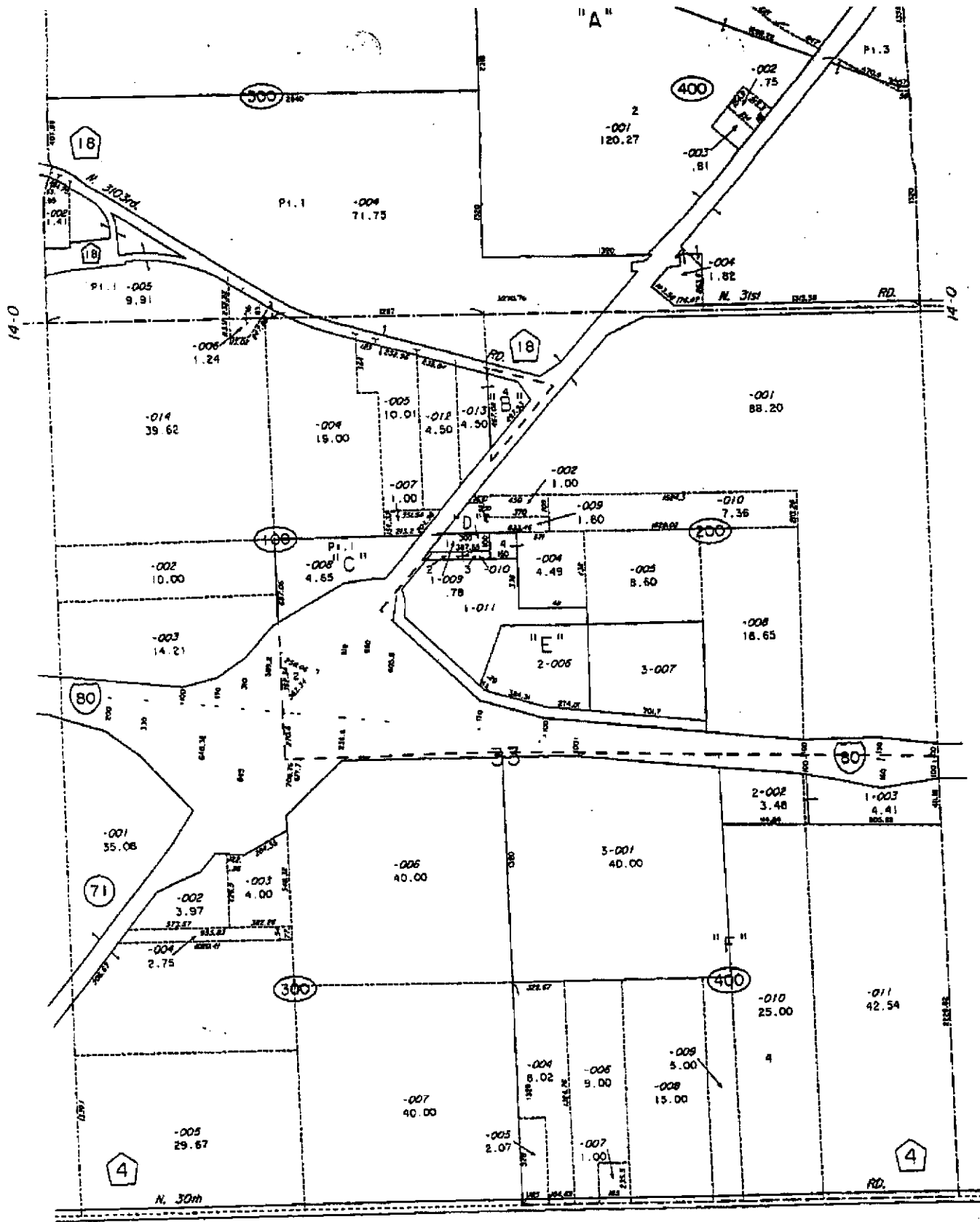
Lake Shore Investors, L.L.C.
 Frank Blazevich, President
 14000 Rockland Road
 Libertyville, IL 60048

Exhibit: Preliminary Site Analysis
 IL Route 71 & US Route 80
 Ottawa, Illinois

June 27, 2005



19-B
 DAYTON & RUTLAND TWPS.
 SECS. 29 & 32 T.34N. R.4E.

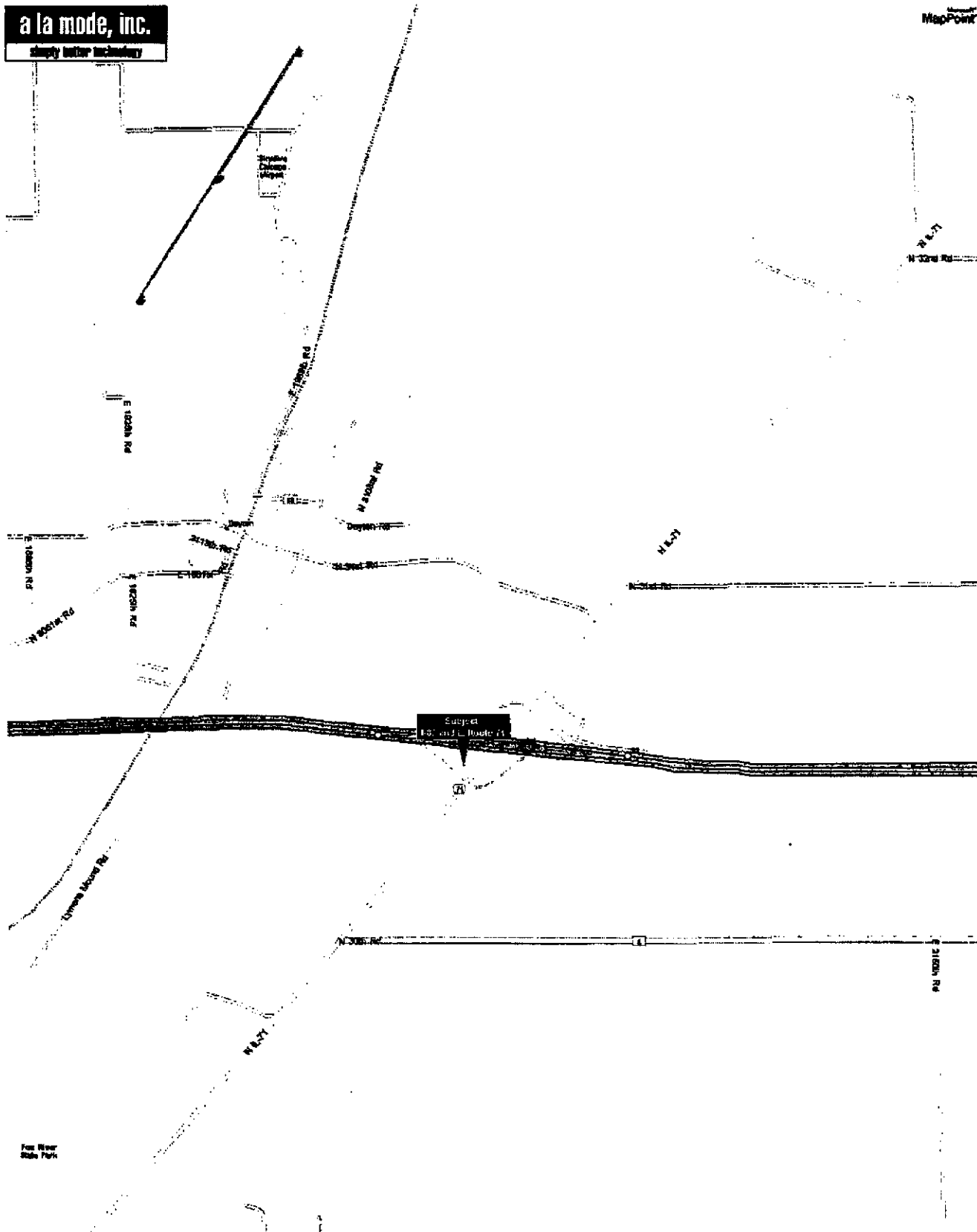


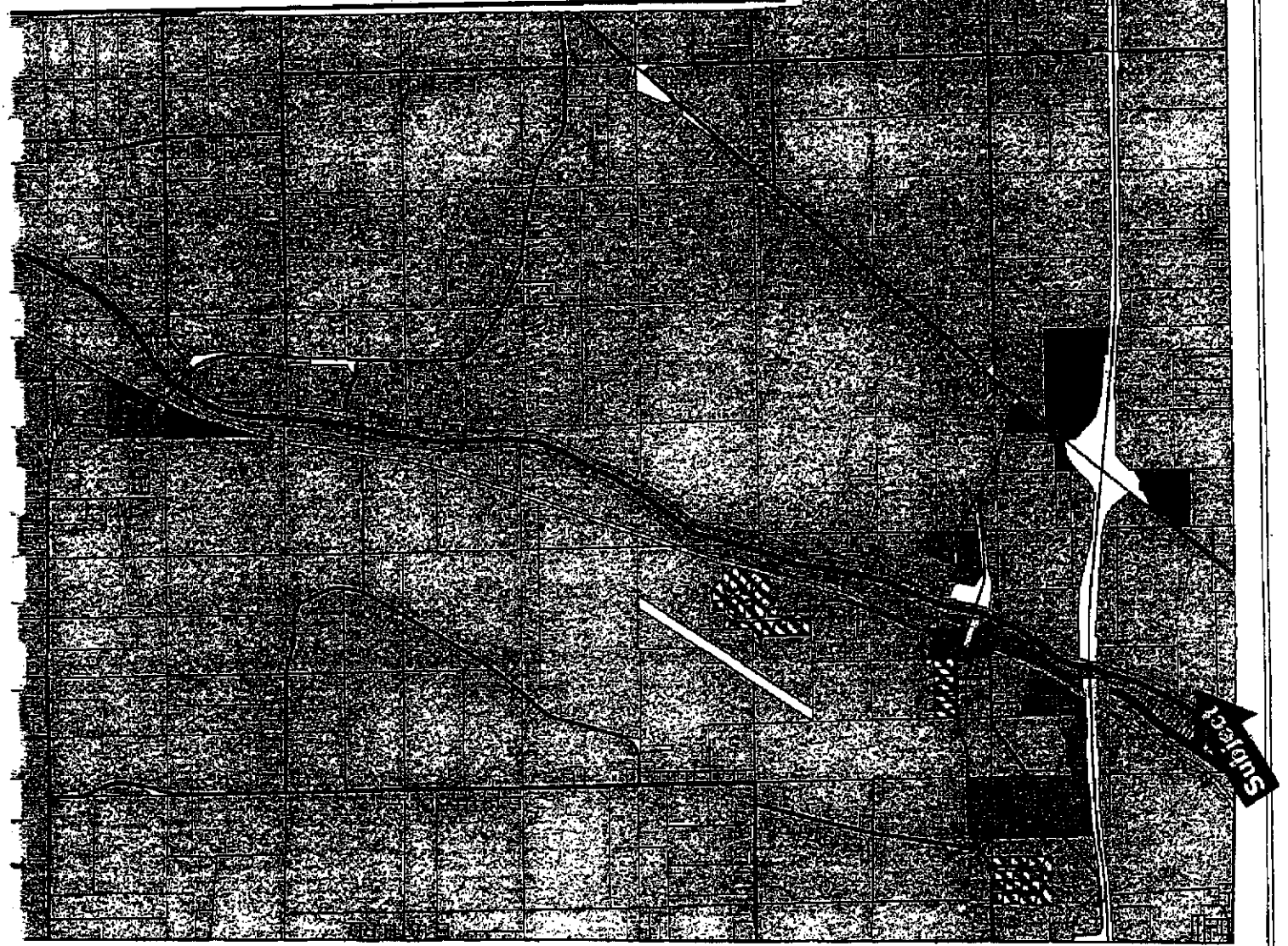
19-C

RUTLAND TWP.
SECS. 28 & 33 T.34N. R.4E.

Location Map

Borrower/Client	Jerry Halterman & Dan Reynolds		
Property Address	Part Section 32 & 33, Rutland Township		
City	Ottawa	County	LaSalle
State	IL	Zip Code	61350
Lender	First National Bank		





A-1 Agriculture

A-C Conservation

B-1 Local Business

B-2 General Business

I-1 Industrial

R-2 Single Family Residence

R-3 General Residence

R-R Rural Residence

Other Layers

Cities

Rural Subdivisions-2001 to Present

Rural Subdivisions Prior to 2001

Townships

Flood Map

Borrower/Client: Jerry Halterman & Dan Reynolds

Property Address: Part Section 32 & 33, Rutland Township

City: Ottawa

County: LaSalle

State: IL

Zip Code: 61350

Lender: First National Bank

InterFlood



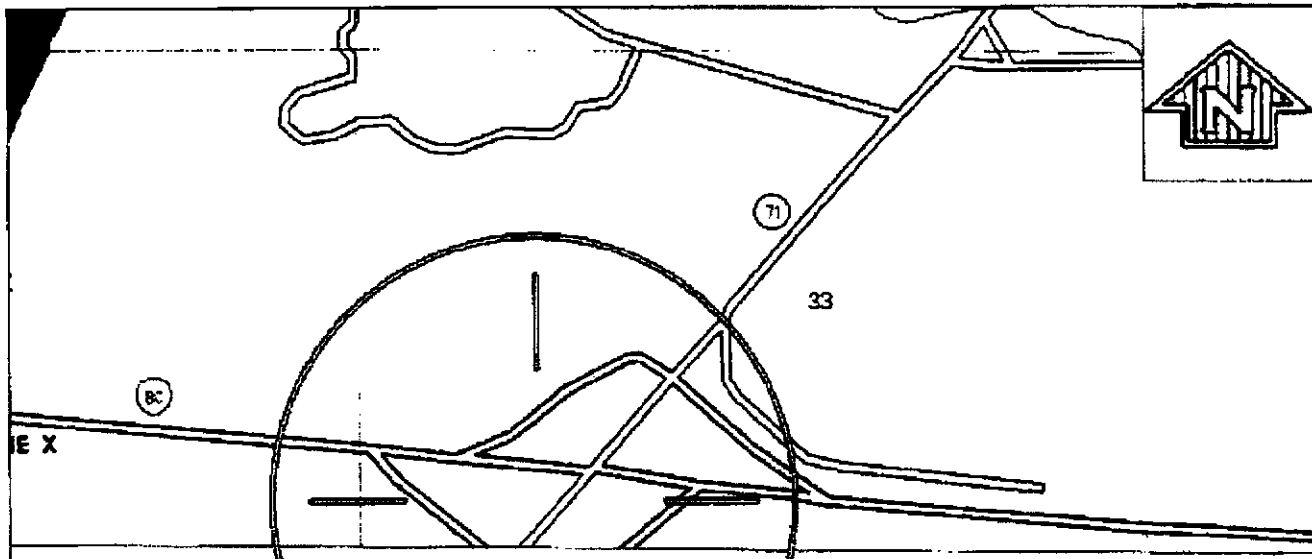
www.interflood.com • 1-800-252-6633

Prepared for:

Dale J. McConville

I-80 and IL Route 71

Ottawa, IL 61350



FLOODSCAPE

Flood Hazards Map

Map Number
17099C0395E

Effective Date
September 7, 2001

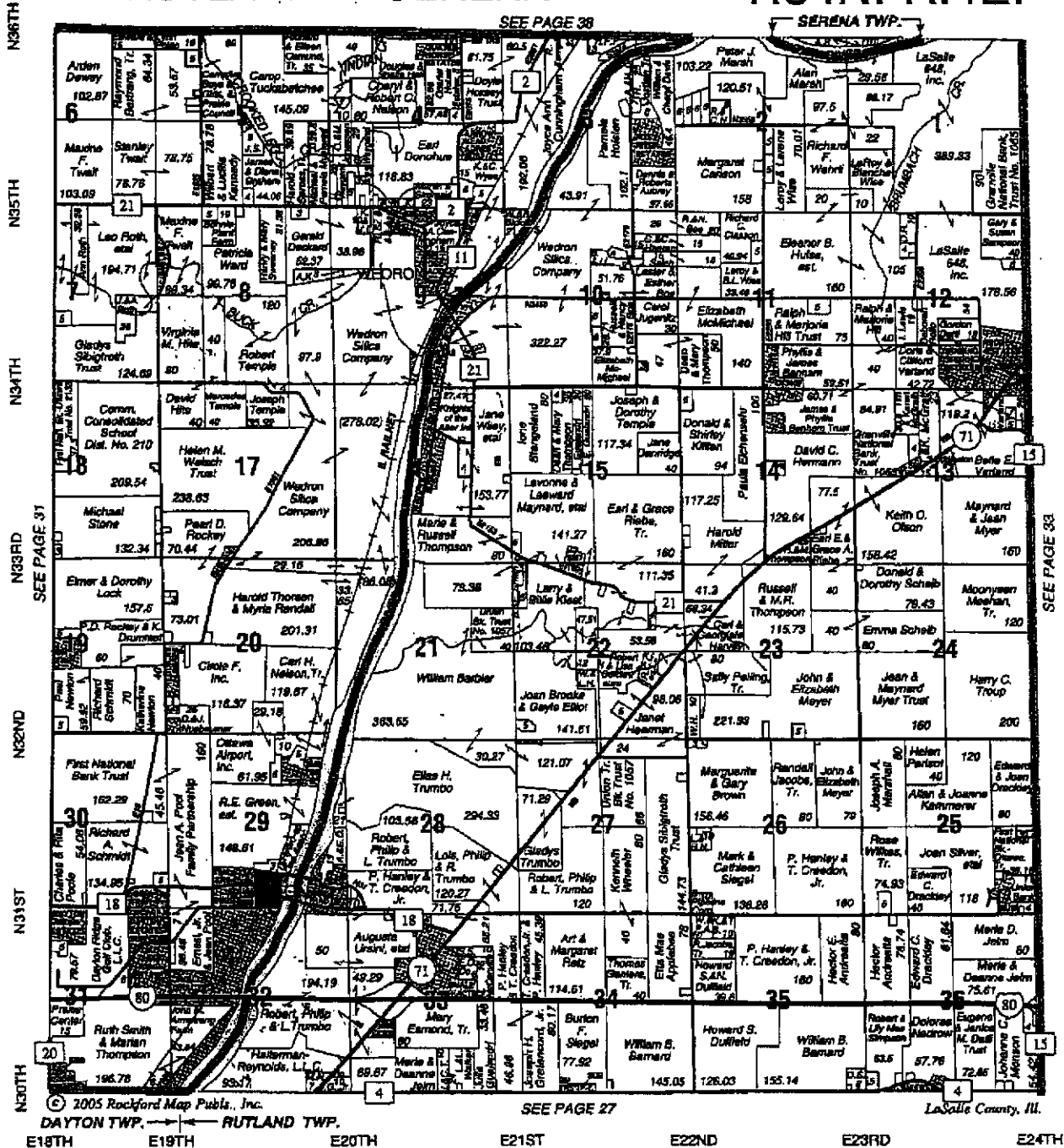
For more information about
flood zones and flood
insurance, contact:

EAST DAYTON

CENTRAL RUTLAND SOUTH SERENA

PART

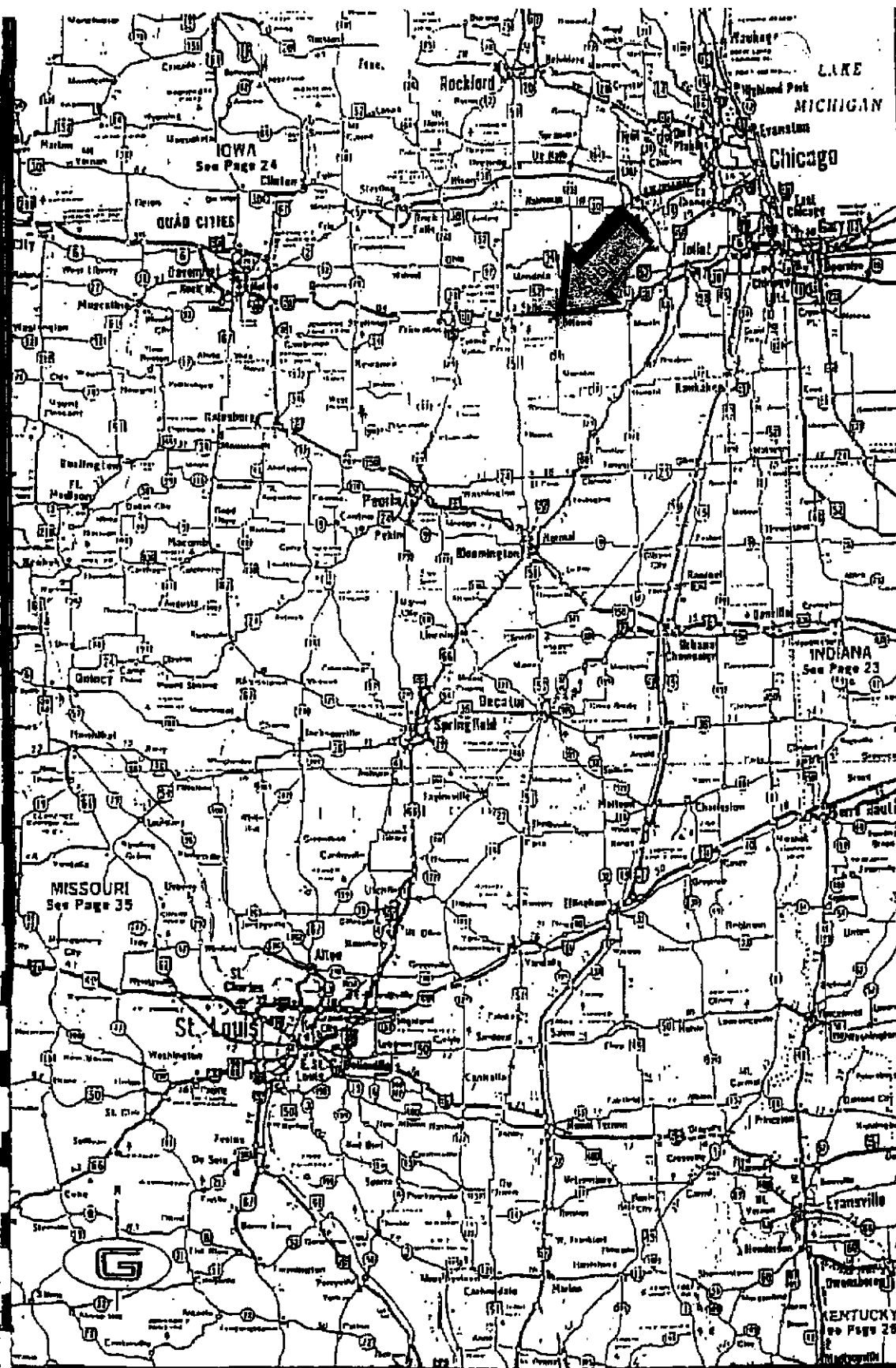
T.34N.-R.4E.



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DAYTON TWP. RUTLAND TWP.

E18TH E19TH E20TH E21ST E22ND E23RD E24TH



CITIES AND TOWNS

● 2019 年 1 月 1 日起

2010 November 11 11:11 AM

[illegible]

Regional Map

LIMITING CONDITIONS

The certification of the appraiser appearing in this appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the appraiser in this report.

1. The appraiser assumes no responsibility for the matters of a legal nature affecting the property appraised, or the title thereto, nor does the appraiser render any opinion as to the title which is assumed to be good and marketable. The property is appraised as though under responsible ownership and competent management.
2. Any sketch or map in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefore.
4. Any distribution of the valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and buildings must not be used in conjunction with any other appraisal, and are invalid if so used.
5. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil or structures, if any, which would render the property more or less valuable. The appraiser assumes no responsibility for such conditions, or for the engineering which might be required to discover such factors.
6. Information, estimates, and opinions furnished to the appraiser and contained in this report, were obtained from sources considered to be reliable and believed to be correct. However, no responsibility for the accuracy of such items furnished the appraiser can be assumed by the appraiser.
7. Neither all nor any part of the content of this report, nor a copy thereof, shall be used by anyone but the client for whom the report has been prepared without the previous written consent of the appraiser, nor shall it be conveyed by anyone to the public, through advertising or other means, without the written consent of the appraiser.

LIMITING CONDITIONS CONT.

8. The existence of potentially hazardous material which may, or may not be present on the property, was not observed by me, nor do I have knowledge of the existence of such materials on, or in the property - potentially hazardous waste material may have an effect on the value of the property. I urge the client to retain an expert in this field if desired.

NOTE: As indicated earlier in this report, the appraiser is not aware of any environmental hazards affecting the subject property, including any contamination caused by underground fuel storage tanks, either on the subject or on surrounding sites, or any other types of environmentally hazardous conditions. However, the appraiser is not an expert in environmental contamination. If the client has any further questions about this, it is suggested that such an expert be contacted. This appraisal and all of the analysis and conclusions herein, is based on the assumption that none such detrimental factors exist.

DEFINITIONS

MARKET VALUE

Market Value is the most probable price in cash, terms equivalent to cash, or in other precisely revealed terms, for which the appraised property will sell in any competitive market under all conditions requisite to fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither area: 1) buyer and seller are motivated by self-interest; 2) buyer and seller are well informed and are acting prudently; 3) the property is exposed for a reasonable time on the open market; 4) payment is made in cash, or its equivalent, or in specific financing terms; 5) financing, if any, is on terms generally available in the community at the specified date and (is) typical for the property type in its locale; 6) the price represents a normal consideration for the property sold unaffected by special financing amounts and/or terms, services, fees, costs, or credits incurred in the transactions.

QUALIFICATIONS OF THE APPRAISER

DALE J. McCONVILLE
SRA, CRA, CIAO, CEI
ILLINOIS CERTIFIED GENERAL REAL ESTATE APPRAISER
CERTIFICATION NUMBER: 153.0000195

MILITARY

Served in the U.S. Air Force 1951-1955
Radio Intercept Operator - Cleared for Top Secret
Honorably Discharged in June, 1955

EDUCATION

Graduate University of Illinois, 1959
Bachelor of Science Degree in Education
Taught Vocational Agriculture at Reed Custer Township High School -
Braidwood, IL, 1959-1961
Appraisal Institute with SRA Designation
State Certified General Real Estate Appraiser

TAKEN AND PASSED THE FOLLOWING COURSES

Introduction to Appraising Real Property - #101
Principles and Techniques of Residential Appraising
Applied Residential Property Valuation - R-2
Principles of Income Property Appraising - #201
Standards of Professional Practice - Parts A & B
Over 300 Hours Recertification Courses
FHA Exam/Certification

PROFESSIONAL MEMBERSHIPS

Appraisal Institute (Holding SRA designation)
National Assn. Review Appraisers (Holding CRA designation)
Certified Illinois Assessment Officers (Holding CIAO designation)
Illinois Association of Realtors
National Association of Realtors
Realtors Land Institute

PROFESSIONAL MEMBERSHIPS CONT.

Illini Valley Board of Realtors
Certified Environmental Inspector (Holding CEI designation)
Illinois County Treasurers Association

OFFICES AND RECOGNITIONS

Supervisor of Assessments, La Salle County, IL, 1961-1973
La Salle County Board of Review, 1974-1980 and 1988-1991 & 1998 -1999
La Salle County Board, 1984-1988 & 1996-1998
Trustee, Illinois Valley Community College, 1975 to 1997
Director, Illinois Valley Community College Foundation, 1976 to 1997
Friendship Facilities, Director 1974 to 1996
State President, County Assessment Officers Association, 1967
State President, Realtors Land Institute, 1987
Board President, Illini Valley Board of Realtors, 1981
Realtor of the Year, Illini Valley Board of Realtors, 1981
Appraisers Task Force Committee, Illinois Association Realtors, 1989-1991
Chairman, Illinois Valley Board of Trustees, 1992-1993
City of Ottawa Industrial Commission, 1989 to Present
La Salle County 708 Board - 1996 to 1998
La Salle County Treasurer, 1998 to 2002

EXPERIENCE

Personally instituted a complete mass appraisal of all 53,000 parcels of real estate in La Salle County, for real estate tax purposes.

Instituted a method of appraising farmland based on productivity capability which served as a model for the State of Illinois.

Instructed real estate appraisal courses at Illinois Valley Community College.

Qualified as an expert witness in the Thirteenth Judicial Circuit Court of Illinois on numerous occasions.

Qualified as an expert witness before Boards of Tax Review.

Qualified as a witness for the State of Illinois Department of Transportation.

EXPERIENCE CONT.

Completed appraisals for numerous financial institutions, attorneys, brokers, estates, and employee relocation companies, as well as individuals.

From 1973 to 1988, owned and operated a real estate brokerage and appraisal firm in Ottawa, Illinois.

Currently am owner/operator of McConville Appraisal Services, Ottawa, IL.

Instrumental in getting Sidwell Mapping System for La Salle County.

Member of GIS Mapping Committee for La Salle County.



State of Illinois

Rod R. Blagojevich, Governor
Department of Financial and
Professional Regulation

Certificate
43698-25789056836

Expiration Date
09/30/2007

Certified General Real Estate Appraiser

DALE J MCCONVILLE

Issue Date
9/6/2005

D. Lorenzo Padron

D. LORENZO PADRON
Division Director

Issued Under the Authority of The State of Illinois.
Department of Financial and Professional Regulation

Fernando E. Grillo

FERNANDO E. GRILLO
Secretary

CONTRACT OF SALE

This Agreement made and entered into this 28 day of July, 2006 by and between **PHILIP H. TRUMBO and ROBERT F. TRUMBO, and LOIS A. TRUMBO** of the Township of Rutland, County of LaSalle and State of Illinois, hereinafter referred to as "Sellers", and **HALTERMAN - REYNOLDS, LLC** of the City of Ottawa, County of LaSalle and State of Illinois, hereinafter referred to as "Buyer".

WITNESSETH

Sellers hereby covenant and agree to convey and assure to Buyer subject to the conditions hereinafter set forth in fee simple, free and clear of all encumbrances whatsoever, by a good and sufficient warranty deed the real estate of Optionors lying South of Interstate Route #80 and located in Sections 32 and 33, Rutland Township, LaSalle County, Illinois being 180 acres, more or less, as shown on Exhibit A attached hereto and composed of the following Property Index Numbers:

15-32-300-000 and 15-32-400-000 and 15-33-~~300~~-000 and Part of 15-32-202-000 and

Part of 15-32-200-000.

the exact legal description of which shall be established by survey provided by Seller at Sellers' cost, upon the terms and conditions hereinafter expressed:

1. Consideration.

Buyer hereby covenants and agrees to pay to Sellers for said real estate the sum of Thirty Five Thousand (\$35,000.00) Dollars per surveyed acre which said consideration shall be payable in full and in cash less prorations at closing.

2. Title to Real Estate.

Upon Buyers payment of the consideration required to be paid pursuant to paragraph 1. above, Sellers shall cause to be delivered to Buyer their warranty deed conveying the real estate subject to:

(a) Covenants, conditions and restrictions of record.

(b) Utility easements and roads and highways, if any.

(c) General real estate taxes for the year 2007 and subsequent years unless the within Contract of Sale is entered into before November 1, 2005 whereupon such conveyance shall be subject to general real estate taxes for the year 2006 and subsequent years.

(d) Oral crop share farm tenancy of Philip H. Trumbo and Robert F. Trumbo to expire March 1, 2007 unless the within Contract of Sale is entered into before November 1, 2005 whereupon said farm tenancy shall expire March 1, 2006.

3. Closing.

This sale shall be closed on or before the expiration of thirty (30) days from Buyer's exercise, as Optionee, of the Option To Purchase to which this Contract is attached.

Between the date of this Agreement and closing, Sellers shall continue to operate the property in a manner similar to their operations prior to the execution of this Contract, to-wit: for farming purposes.

As evidence of title, Sellers agree to furnish to Buyer a Policy of Title Insurance issued by Attorneys' Title Guaranty Fund, Inc. in the amount of the purchase price. The Policy must guaranty marketable title to the property in Buyer, free of encumbrances, except the permitted exceptions as set forth in paragraphs 2 and 4 herein.

At closing, Buyer will acknowledge having had adequate opportunity to conduct inspections and tests on the property and satisfaction with the suitability of the property for Buyer purposes.

General real property taxes on the property for 2005 and 2006 will be paid by Sellers unless the within Contract of Sale is executed before November 1, 2005 whereupon 2006 taxes on the property will be paid by Buyer. Buyer will receive a credit toward the purchase price payable at closing for the unpaid portion of 2005 and 2006 Real Estate Taxes based upon the most recent ascertainable tax bill unless the within Contract of Sale is entered into prior to November 1, 2005 whereupon said credit shall be solely for the unpaid portion of 2005 real estate taxes based upon the most recent ascertainable tax bill.

Buyer shall be entitled to possession of the premises at closing subject to the oral crop share farm tenancy of Philip H. Trumbo and Robert F. Trumbo to expire March 1, 2007 unless the within Contract of Sale is executed before November 1, 2005 whereupon said farm tenancy shall expire March 1, 2006. Sellers shall retain the landlord's share of the 2005 and 2006 grain crop and government payments for the farm year ending March 1, 2007 unless the within Contract of Sale is entered into before November 1, 2005 whereupon the Sellers shall retain the landlord's share of solely the 2005 grain crop and government payments for the farm year ending March 1, 2006.

4. Title Commitment.

Sellers will provide Buyer with a Commitment for an Owners Policy of Title Insurance issued by Attorneys' Title Guaranty Fund, Inc. within fifteen days after the exercise of the option to purchase to which this Contract is attached in the amount of the consideration set forth in paragraph 1 covering title to the real estate on or after the date thereof showing title in the intended grantor subject only to (a) the general exceptions contained in the policy, easements of record, roads and highways and liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which the Sellers may so remove at the time by using the funds to be paid upon the delivery of the deed. Sellers shall also furnish Buyer an Affidavit of Title in customary form covering the date of closing and showing title in Sellers.

5. Representations of Sellers.

Sellers represent and warrant:

(a) They have good and marketable title to the property to be conveyed hereunder and such real estate is free and clear of all restrictions on transfer and of all encumbrances.

(b) To the best of their knowledge and belief they have complied with, and are not in violation of all applicable Federal, State, and local statutes, laws and regulations affecting Sellers' property or the farming operation thereon.

(c) There is no action, proceedings or investigations pending or threatened against them before any Court or governmental department, commission, board, or agency, nor do they know or have reasonable ground to know of any basis for any action, proceeding or investigation.

6. Transfer Tax.

It is hereby further agreed by and between the parties that the applicable amount of Illinois and County transfer tax, if any, applicable to the real estate being conveyed by Sellers to Buyer may be deducted from the payment due under paragraph 1 above.

7. Survey Prior to Closing.

The Sellers at their expense, shall furnish a Plat of Boundary Survey by an Illinois Registered Land Surveyor showing all corners staked and all encroachments, if any, upon such boundaries.

8. Broker's Commission.

Buyer and Sellers represent and warrant that no broker or finder has been responsible for this transaction.

9. Notices.

All notices and demands herein shall be in writing. The mailing of a Notice by certified mail, return receipt requested to Sellers, c/o Alan B. Marsh, 511 E. Etna Road, Ottawa, Illinois 61350 or to Buyer, c/o John L. Cantlin, 760 Etna Road, Ottawa, Illinois 61350 shall be sufficient service.

10. Time is of the essence of this Agreement.

This Agreement sets forth the entire understanding of the parties hereto and shall inure to the benefit of any be bind upon, the heirs, administrators, executors, legal representatives and assigns of the parties hereto. It may be amended or modified only by the instruments signed by all of the parties. This Agreement having been executed in duplicate, each duplicate shall be for all intents and purposes regarded as an original.

IN WITNESS WHEREOF, the parties to these presents have hereto set their hands and seals this day and year first above written.

Philip H. Trumbo
PHILIP H. TRUMBO

Robert F. Trumbo
ROBERT F. TRUMBO

LOIS A. TRUMBO,

By Philip H. Trumbo
Philip H. Trumbo,
Her Attorney in Fact
Sellers

HALTERMAN - REYNOLDS, LLC,

By Jerry L. Halterman
Jerry L. Halterman

Daniel J. Reynolds
Daniel J. Reynolds
Buyer

CLOSING STATEMENT

TRUMBO – HALTERMAN-REYNOLDS, L.L.C.

September 1, 2006

SALE PRICE \$5,886,650.00
(168.19 acres @ \$35,000.00/acre)
Less Credit For Prepaid Survey \$-11,176.00
Remaining Balance \$5,875,474.00
(Earnest Money – None)
Option Money Paid – (\$20,000.00)
Option Money Is Not Applied To Purchase
Price Pursuant to Contract

SELLER'S EXPENSES:

White, Marsh, Anderson & Martin,
ATG Fund, Inc., Title Charges \$10,624.35
LaSalle County Recorder, Revenue Stamps \$8,830.50

Taxes:
PIN#15-32-300-000
2005 – No Tax Due

PIN#15-32-400-000
2005 – 2nd Installment \$212.90
2006 – credit to Buyer \$425.80

PIN#15-33-300-000
2005 – 2nd Installment \$126.40
2006 – credit to Buyer \$252.80

PIN#15-32-202-000
2005 – 2nd Installment \$9.39
2006 – to be paid by Seller
when due and payable pursuant
to Tax Payment Agreement

PIN#15-32-200-000	
2005 – 2 nd Installment	\$40.17
2006 – to be paid by Seller	
when due and payable pursuant	
to Tax Payment Agreement	
 Halterman-Reynolds, LLC, Rent	
Proration For 195 Days For	
Billboard.....	\$232.85
White, Marsh, Anderson & Martin,	
Attorney Fees	\$18,750.00
LaSalle County Recorder,	
Recording Of 1 Deed	\$45.00
White, Marsh, Anderson & Martin,	
ATG Closing Fee	\$650.00
 TOTAL SELLER'S EXPENSES	\$40,200.16
 NET DUE SELLER.....	\$5,835,273.84

BUYER'S EXPENSES:

White, Marsh, Anderson & Martin,
ATG Fund, Inc., Title Charges \$183.00
LaSalle County Recorder, Recording
Of Deed \$45.00
LaSalle County Recorder, Recording
Of Mortgage \$47.00
McConville Appraisal Services,
Appraisal Fee \$1,200.00
White, Marsh, Anderson & Martin,
ATG Closing Fee \$650.00
John L. Cantlin, Attorney Fees \$7,500.00
John L. Cantlin, Reimbursement
For 1 Federal Express Mailing \$25.00
John L. Cantlin, Reimbursement
For Expedited Certificate
Of Good Standing \$47.00

TOTAL BUYER'S EXPENSES \$9,697.00

Approved:

Estate of Lois Ann Trumbo, dec'd

By: _____
Seller

Philip H. Trumbo
Philip H. Trumbo, Seller

Robert F. Trumbo
Robert F. Trumbo, Seller

Halterman-Reynolds, L.L.C.

By: Daniel J. Reynolds
Daniel J. Reynolds,
Buyer

By: Jerry L. Halterman
Jerry L. Halterman,
Buyer

RECAPITULATION:

Sale Price.....\$5,886,650.00
Less Loan From FNB of Ottawa.....\$4,899,948.10
Less Funds from 1031 Q.I. (Principal
& Interest)\$984,311.45
Less Credit For Prepaid Survey\$11,176.00
Less 2006 Real Estate Taxes.....\$678.60
Less Billboard Rent Proration.....\$232.85
Plus Buyer's Expenses.....\$9,697.00

Total Amount Of Funds Due From Buyer \$0.00

FUNDS TO BE RECEIVED:

ATG Trust Company (1031 Funds).....\$984,311.45
First National Bank of Ottawa\$4,899,948.10

Total Amount Of Funds To Be Received.....\$5,884,259.55

CHECKS TO BE WRITTEN:

White, Marsh, Anderson & Martin (Title).....\$12,107.35
LaSalle County Recorder.....\$8,967.50
LaSalle County Collector.....\$388.86
White, Marsh, Anderson & Martin (Fees).....\$18,750.00
John L. Cantlin.....\$7,572.00
McConville Appraisal Services\$1,200.00
Estate of Lois Ann Trumbo, Dec'd.....\$1,945,091.28
FNB, as QI for Robert F. Trumbo.....\$1,945,091.28
FNB, as QI for Philip H. Trumbo\$1,945,091.28

Total Amount Of Checks To Be Written..... \$5,884,259.55